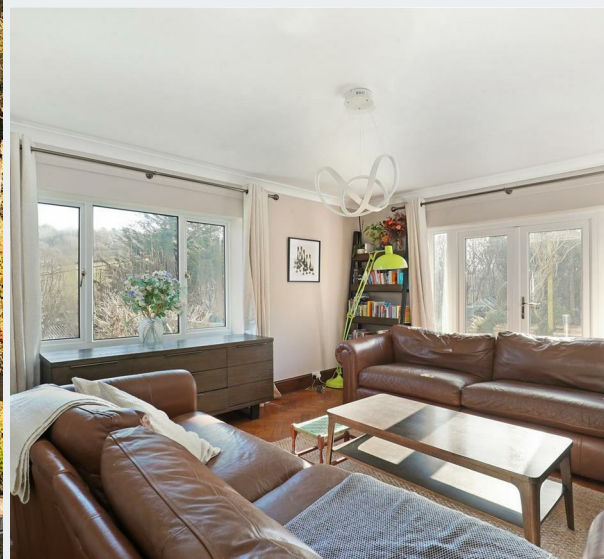


THE LIMES WOODCHESTER



WHITAKER
SEAGER



THE LIMES, STATION ROAD, WOODCHESTER, STROUD, GL5 5EQ

SET IN 0.4 OF AN ACRE WITH MATURE GARDENS AND ELEVATED VIEWS. A DETACHED 4/5 BEDROOM FAMILY HOME, WITH AN INDEPENDENT HOME OFFICE.

The property

This charming detached home, set in 0.4 acres of mature gardens, is located in South Woodchester, offering breathtaking views to Amberley. The property provides a perfect balance of family living and exceptional work-from-home space. The welcoming entrance opens into a reception hall with stairs to the first floor and a door leading to the living areas. A cloakroom is conveniently located off the hallway. The bright sitting room features double aspect windows with lovely garden views, complemented by a recently installed woodburner in the feature fireplace. This leads to the family kitchen and dining area, where the dining space enjoys a pleasant outlook and is also heated by a log-burning stove. The well-equipped kitchen, with a double aspect view, includes wall and base units, a large central island with breakfast bar, double oven, gas hob, hot water tap, integral dishwasher, and fridge freezer. A door from the dining area opens to a boot

room with an integrated utility cupboard, ideal for families and pet owners. On the first floor, the main bedroom features built-in storage and an newly fitted ensuite shower room, as well as a pull-down cinema screen. Three additional bedrooms share a well-proportioned family bathroom which has also been recently remodelled. Below the main house, with its own entrance, is a well-equipped home office with integrated storage. Adjoining the office is a study/guest room with a newly upgraded shower room. While the office is part of the same council tax band, it has its own boiler for added independence. In addition to replacing all bathrooms, including fitting all bathrooms/shower rooms with Grohe showers and taps.





Guide price
£650,000

- Reception Hall & Cloakroom
- Sitting Room
- Kitchen/Dining Room
- Utility/boot room
- Main bedroom with ensuite shower room
- 3/4 further bedrooms
- Family Bathroom
- Independent home office with adjoining study/guest bedroom and bathroom
- Generous garden, gated driveway, timber bike shed - Total plot 0.4 of an acre
- Ofcom: Superfast broadband available - Indoor mobile signal likely with three of the main providers

WITHIN EASY REACH...

Nailsworth - 2.1 miles
Stroud - 2.3 miles
Kemble Railway Station - 13 miles
Cirencester - 13 miles
Gloucester - 13 miles
Cheltenham - 16 miles
Bath - 28 miles
Bristol - 30 miles

Outside

Set within 0.4 acres, the property features a gated gravel driveway with parking for several vehicles (power has been run to the gates but not yet connected). Surrounding the house, the gardens offer ample space for both children to play and gardening enthusiasts to enjoy. The lawn is complemented by mature plants, trees, and shrubs, providing year-round colour and interest. A decked terrace with a pergola, draped with Wisteria and Merlot grapevines, creates an ideal spot for outdoor dining and entertaining. The garden also includes three vegetable beds, a large log store, shed, greenhouse and timber bike shed. Apple, cherry, and plum trees further enhance the garden's charm. For families with young children, a delightful treehouse with a slide adds a fun element. Throughout the garden, stunning views across the valley to Amberley can be enjoyed.

Situation

The property is elevated on the edge of South Woodchester. Woodchester is made up of two areas, North and South; There are two pubs (The Ram and The Royal Oak), a children's play park, a post office and a community run shop, as well as Woodchester Primary school, rated Outstanding by Ofsted in Feb 2023. This is just a short delightful walk through the grounds of Woodchester House opposite the property. It is also home to the Woodchester Valley Vineyard. Nailsworth offers a choice of shops, and eateries, with more in Stroud including an award winning Farmers' Market. Other local towns include Tetbury and Cirencester. Educational facilities within the area are excellent in both the private, public sector and the grammar schools including Stroud High and Marling School in Stroud. Bus routes to secondary schools run from the end of Station road. A nearby cycle track extending between Nailsworth and Stonehouse, provides an alternative route to the neighbouring centres of Stroud and Nailsworth. Access to the M5 motorway is via junction 13 at Eastington. Direct rail services to London Paddington (London) from Stroud.



Approximate Gross Internal Area = 126.5 sq m / 1362 sq ft
 Outbuilding = 42.4 sq m / 456 sq ft
 Total = 168.9 sq m / 1818 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1027544)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D	49	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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PrimeLocation.com Zoopla rightmove

Useful Information

Tenure: Freehold

Postcode: GL5 5EQ

Viewing: Strictly by appointment through Whitaker Seager.

Fixtures and Fittings: Only those items mentioned are included. All other items are specifically excluded, although some may be available by separate negotiation if required.

Local Authorities: Stroud district council. Council Tax Band F and EPC rating E

Whitaker Seager wishes to inform prospective purchasers that these sales details have been prepared as a general guide. We have not carried out a survey or tested the services, appliances or fittings. Room sizes, areas and distances are approximate and rounded. As such measurements should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, fitted or not, can be removed by the vendor unless specifically itemised in these details. It should not be assumed that all the necessary planning and building regulation consents have been sought. Purchasers must satisfy themselves by inspecting the property and seeking professional advice.

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